WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $229,000.00 Affiant Subscribed and sworn to before me, this the 7th day of April, 2017. Notary Public My commission expires: 11/5/18 (AFFIX SEAL)

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: Jordan Brunelle Emily Brunelle	Send Tax Bills To: Pinnacle Bank	Map-Parcel Numbers Map 090-12-0 Parcel 306.00
6410 Futura Drive	150 3rd Avenue South	
Nashville, Tennessee 37209	Suite 900 Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Debra Denise Simpkins Bauer, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Brunelle and Jordan Brunelle, husband and wife as joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Foundry Heights, Section One, of record in Book 3600, Page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Theodore R. Bauer and wife, Debra D. Simpkins-Bauer, by Deed dated January 6, 1987 from Thomas H. Hooper and wife, Alma Jean Hooper, of record in Book 7101, Page 846, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 90D-3412, Circuit Court, Probate Division for said County. The said property was further conveyed to Debra Denise Simpkins Bauer, an unmarried person, by Quitclaim Deed dated March 15, 1991 from Theodore Robert Bauer, of record in Book 8313, Page 486, said Register's Office.

Theodore R. Bauer being one and the same person as Theodore Robert Bauer.

Debra D. Simpkins-Bauer being one and the same person as Debra Denise Simpkins Bauer.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3600, Page 16, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 3578, Page 493, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **6410 Futura Drive, Nashville, Tennessee 37209**

BILL GARRETT, Davidson County
Trans:T20170030263 DEEDWARR
Recvd: 04/10/17 15:36 2 pgs
Fees:13.00 Taxes:847.30
20170410-0035063

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **7th** day of **April, 2017.**

Debra Denise Simpkins-Bauer

Debra Denise Simpkins Bauer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Debra Denise Simpkins Bauer,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **April, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21